041.0	0004	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	938,400 / 938,400
					USE VALUE:	938,400 / 938,400
					ASSESSED:	938,400 / 938,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52	-54	RIVER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SARKISIAN LINDA M/ ESTATE
Owner 2:	
Owner 3:	
Street 1:	25 KENSINGTON DR
Street 2:	
Twn/City:	CANTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02021 Type:

PREVIOUS OWNER

Owner 1:	SARKISIAN LINDA/JOYCE -
Owner 2:	-
Street 1:	52 RIVER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 2458 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4800.000	482,100	5,100	451,200	938,400
Total Card	0.110	482,100	5,100	451,200	938,400
Total Parcel	0.110	482,100	5,100	451,200	938,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.77 /Parcel: 381.77

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 28231
GIS Ref
GIS Ref
Insp Date 11/07/18

!3444!

PREVIOUS ASSESSMENT

Parcel ID 041.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	482,100	5100	4,800.	451,200	938,400		Year end	12/23/2021
2021	104	FV	460,100	5100	4,800.	451,200	916,400		Year End Roll	12/10/2020
2020	104	FV	460,200	5100	4,800.	451,200	916,500	916,500	Year End Roll	12/18/2019
2019	104	FV	355,800	5100	4,800.	479,400	840,300	840,300	Year End Roll	1/3/2019
2018	104	FV	355,800	5100	4,800.	349,700	710,600	710,600	Year End Roll	12/20/2017
2017	104	FV	333,600	5100	4,800.	304,600	643,300	643,300	Year End Roll	1/3/2017
2016	104	FV	333,600	5100	4,800.	259,400	598,100	598,100	Year End	1/4/2016
2015	104	FV	297,100	5100	4,800.	253,800	556,000	556,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:05:46

LAST REV

Date	Time
11/15/21	10:57:05
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3444

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SARKISIAN LINDA	62209-532		7/10/2013	Family	107,500	No	No		Linda M Sarkisian - DOD: 02/01/2021 - Per Pro
SARKISIAN LINDA	51956-458		12/5/2008	Family	1	No	No		
MEDZORIAN AZNIV	30848-256		11/9/1999	Family	200,000	No	No		
	6766-443		10/1/1981			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2019	633	Porch	17,000	C				
12/29/2010	2440	New Wind						REPL 45 WINDOWS
12/7/2010	2373	Redo Kit	19,780					GUT 2ND FLR KIT/BT
10/15/2010	2142	Re-Roof	8,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2021	USPS	JO	Jenny O
11/15/2021	OWNR INFO	JO	Jenny O
11/7/2018	MEAS&NOTICE	HS	Hanne S
5/5/2011	Info Fm Prmt	BR	B Rossignol
1/14/2009	Meas/Inspect	189	PATRIOT
4/11/2000	Inspected	264	PATRIOT
2/29/2000	Measured	264	PATRIOT
8/17/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	28231
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4800		Sq. Ft.	Site		0	80.	1.18	1									451,200						451,200	

Total AC/HA:	0.11019	Total SF/SM:	4800	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	451,200	Spl Credit		Total:	451,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07717657
Const Adj.:	0.98000199
Adj $ / SQ:	190.014
Other Features:	112500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	654982
Depreciation:	172915
Depreciated Total:	482067

COMMENTS

CRAWL SPACE. OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

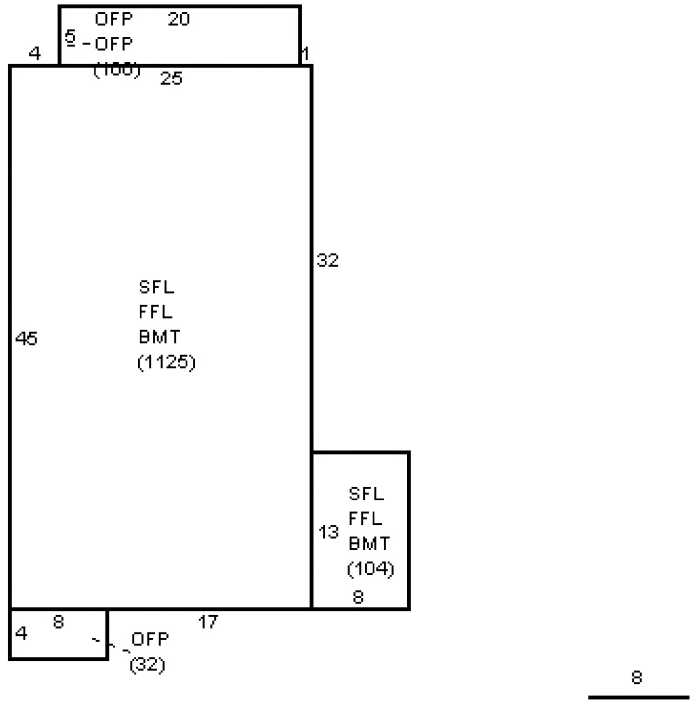
No Unit	RMS	BRS	FL
1	6	2	1
1	6	2	1
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	190.01
Special Features:	0	Val/Su Net:	123.02
Final Total:	482100	Val/Su SzAd	196.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,229	57.000	70,058
FFL	First Floor	1,229	190.010	233,528
SFL	Second Floor	1,229	190.010	233,528
OFP	Open Porch	232	23.140	5,368

Net Sketched Area:	3,919			Total:	542,482
Size Ad	2458	Gross Area	3919	FinArea	2458

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100